



22 Butts Avenue, WN7 3DH

Offers over £200,000

ARC HOMES are delighted to offer FOR SALE this fantastic bay-fronted three-bedroom semi detached property, positioned within a popular location. This lovely home boasts generous accommodation, together with enclosed rear gardens and off-road parking. Ideal for a range of buyers, early viewing is highly advised.

Entry is via a welcoming entrance hallway, which leads into the well-proportioned bay-fronted sitting room. To the rear sits a spacious kitchen/dining room with French doors opening into the rear gardens. To the first floor are three generous bedrooms and a modern bathroom.

Outside, the front gardens are enclosed and provide ample off-road parking. The enclosed rear gardens offer generous outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



30 Bolton Old Road, Atherton, M46 9DL

T. 01942 363599
info@arc-homes.net

